

## 4.13 PARKS and RECREATION

### 4.13.1 Impacts of the Proposed Master Plan

#### Construction

Most existing residences, infrastructure, trees, and onsite recreational resources, including the community pea patch, would be demolished. The Wiley Community Center would be remodeled. Demolition and redevelopment would occur incrementally through 2012. During this period, use of nearby off-site parks and recreational resources could temporarily increase because on-site facilities would not be available. At the same time, the on-site population would be relocated during construction, so demand could decrease.

#### Operation

On-site recreational space available to residents is limited to the Wiley Community Center and its environs. Other informal on-site play areas include lawns and yards of residences. The Proposed Master Plan would result in an increased on-site population (see *Section 4.9, Land Use and Socioeconomic*, Population and Housing subsection). As a result, the need for on-site recreational space and facilities would increase. Use of off-site resources would also increase.

KCC 21A.14.180 provides requirements for recreational space in residential and mixed-use developments. Relevant standards for residential developments at a density of greater than eight dwelling units per acre are: 90 square feet of recreation space per unit for studio and one bedroom units, and 170 square feet of recreational space per unit for three or more bedrooms. The requirements also call for 390 square feet per unit in residential subdivisions developed at a density of eight units or less per acre. While the Proposed Master Plan would yield an overall density of greater than eight units per acre (see the discussion of density in Appendix E), detached single family homes could be developed in a less dense pattern, as proposed by the Unit Range Plan (see Figure 2.6-2). To allow for this flexibility, a conservative estimate of the recreation space requirement is calculated as follows (assuming a total 1100 units):

250 units x 390 square feet per unit:	2.2 acres
850 units x 170 square feet per unit:	3.3 acres
<b>Total:</b>	<b>5.5 acres</b>

This estimate assumes that all townhouse and apartment units would include two or more bedrooms. The Proposed Master Plan proposes that a number of apartments be constructed as one bedroom units. The estimate of required recreation space is, therefore, conservative and probably overstates needs.

The proposed Master Plan provides recreational resources in compliance with King County Code (KCC21A.14.180) for provision of recreation space for leisure, play and sport activities. To comply with King County Code (KCC21A.14.180) the Proposed Master Plan must provide "...recreation space for leisure, play, and sport activities...". The proposed recreational space total is 6.2 acres, which exceed King County requirements. Other activity areas would be provided in the Wiley Community Center, and at the new White Center Heights Elementary School. However, the Proposed Master Plan would not be dependent upon those buildings to

meet King County recreation space requirements. Preliminary analysis of the 6.2 acres identified above, indicates that approximately 5.8 acres of the 6.2 acre total meets code criteria as described in KCC 21A.14.180. Further analysis of these recreation spaces will occur as part of the preliminary plat review.

In addition to the 6.2 acres of recreation space, approximately 7.0 acres of open space would be provided. Open space would include sensitive areas, landscape and lawn areas, and stormwater facilities. Open space areas associated with the new elementary school (approximately 5.5 acres) would be in addition to this.

Additional requirements in KCC 21A.14.180 describe the calculations for required recreational facilities (play equipment/areas). The required multiplier is one or more recreational facilities for every 25 residential units. Under the Proposed Master Plan, the minimum requirement for 1,100 units is 44 recreational facilities. Recreational facilities at the Wiley Community Center and the new elementary school are assumed to be available to Greenbridge residents and would help meet King County's requirements for recreational facilities. The new school would provide approximately 20 recreational facilities.

The White Center Elementary School is intended to be a community school. The school includes a community room, gym and performance stage with a separate entrance to allow for community activities. Other facilities on the school grounds include an international plaza that can accommodate approximately 235 people on seat walls for outdoor performances.

Under the Proposed Master Plan, active recreational activities, including those at the new elementary school and Wiley Community Center, would include the following:

- Basketball
- Soccer
- Baseball
- Indoor fitness area
- Small indoor court
- Play structure
- Rock climbing
- Tot lot
- Water play
- Pea patch
- Exercise elements
- Hard surface play

The activities listed below would be available at the elementary school. These activities would also be available to residents outside of school hours. In addition, there may be opportunities for indoor gym activities in which residents may participate on a limited basis. This could include basketball, indoor soccer, volleyball, badminton, and small indoor court games (i.e. pickle ball, other).

- Basketball
- Soccer
- Baseball
- Lighted and covered play structure

- Multiple hard surface play activities including hopscotch (2 or more), four square (2 or more), "wall ball," tether ball, jump rope areas (multiple), "flyers up," creative play, bicycle riding, "catch" games (using footballs, soft "Nerf" balls, large playground balls).
- Gymnasium Climbing Wall

A hierarchy of parks, open space, and trails would provide a linked system accessible to all areas of Greenbridge. On-site open space would range in size and form and would include a community park, four neighborhood parks, eleven pocket parks, two linear parks, and a network of trails and natural areas (see Figure 2.6-3). Trails, sidewalks and linear parks would provide a connecting network between open spaces, and access to off-site neighborhoods and other recreational resources in the vicinity. These facilities would be accessible to pedestrians and bicyclist. Elements of the proposed parks, open space, and trails system are discussed in Section II of this Draft EIS. The White Center Heights Elementary School, currently under construction, would further increase the amount of recreation space available to residents.

Compared with existing conditions, recreational space and facilities would be more widely distributed and feature a greater variety of amenities. The street layout under the Proposed Master Plan would make open spaces more accessible to residents of Greenbridge and surrounding neighborhoods. Sidewalks and trails would provide a variety of opportunities for residents to reach parks and recreational resources including the community center. These pedestrian connections would link the proposed project to neighboring White Center, surrounding parks, and schools. Specific routes would be designed to accommodate the special needs of the elderly, and people using wheel chairs.

On-site recreational space would not provide areas for organized sports (e.g., baseball, softball, soccer, football, etc.). However, these activities would be available at the White Center Heights Elementary School, scheduled to open in autumn 2004, and at nearby off-site parks.

## Cumulative Impacts

Redevelopment of the project site, in conjunction with other growth in the general area, would contribute to an increase in demand and use of recreational and open spaces, and recreational facilities.

### 4.13.2 Impacts of the Alternatives

#### Design Alternative Master Plan

The Design Alternative Master Plan would provide a mix of community parks, neighborhood parks, and pocket parks, with impacts similar to the Proposed Master Plan. However, the Design Alternative Master Plan would provide approximately two acres less dedicated recreational resources. Although impacts would be similar to those described under the Proposed Master Plan, the Design Alternative Master Plan strategy lacks a comprehensive approach discussed above.

## No Action Alternative

Under the No Action Alternative, no demolition or redevelopment and associated impacts would occur. Residents would not benefit from new and improved on-site parks and recreational resources.

### 4.13.3 Mitigation Measures

Recreational resources and facilities in the existing Park Lake Homes community are minimal compared to the variety and number that would be provided under the Proposed Master Plan. The following mitigation measures could mitigate removal of on-site recreational resources, and possible increased use of off-site parks:

- Park, open space and recreational facilities would be widely distributed across the project site and would include a variety of amenities and uses including active use, large places, open fields, and play element for young children.
- Park and recreational facilities would be visible and accessible to Greenbridge residents and surrounding neighborhood residents.
- Private open spaces, such as backyards, would be provided for most residents.
- Agreement would be negotiated with the Highline School District for use of district facilities.

### 4.13.4 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to parks and recreational resources are anticipated.